144.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,600 / 754,600
					USE VALUE:	754,600 / 754,600
					ASSESSED:	754,600 / 754,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRADY BRIAN P &
Owner 2:	HUSAROVA DENISA G
Owner 3:	
Street 1:	24 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRIS KATHERINE A -
Owner 2:	-
Street 1:	24 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,895 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3895.000	325,100		429,500	754,600
Total Card	0.089	325,100		429,500	754,600
Total Parcel	0.089	325,100		429,500	754,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.72 | /Parcel: 438.7

Legal Description

User Acct 94114

GIS Ref

GIS Ref

Insp Date 06/08/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0004-0009.0

!11240!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,200	0	3,895.	429,500	754,700	754,700	Year End Roll	12/18/2019
2019	101	FV	246,400	0	3,895.	402,600	649,000	649,000	Year End Roll	1/3/2019
2018	101	FV	246,400	0	3,895.	332,800	579,200	579,200	Year End Roll	12/20/2017
2017	101	FV	246,400	0	3,895.	306,000	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	246,000	0	3,895.	279,200	525,200	525,200	Year End	1/4/2016
2015	101	FV	232,800	0	3,895.	273,800	506,600	506,600	Year End Roll	12/11/2014
2014	101	FV	232,800	0	3,895.	254,500	487,300	487,300	Year End Roll	12/16/2013
2013	101	FV	232,800	0	3,895.	242,100	474,900	474,900		12/13/2012

PRINT

Date	Time
12/11/20	01:25:55

LAST REV

Date	Time
04/28/17	09:05:47
ekelly	
11240	

USER DEFINED

Prior Id # 1:	94114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS KATHERIN	58092-359		12/15/2011		536,000	No	No		
ORLOVSKY ALEX/E	24220-502		1/31/1994		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	552	Renovate	14,800					
12/16/2014	1709	New Wind	4,800					Install 6 replacem
10/17/1995	598		25,000					14FT + 11FT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2016	Inspected	PT	Paul T
6/1/2016	Permit Visit	PT	Paul T
6/1/2016	Left Notice	PT	Paul T
6/4/2015	Permit Insp	PC	PHIL C
7/2/2012	Measured	JBS	JOHN S
3/15/2012	MLS	EMK	Ellen K
4/30/2009	Inspected	189	PATRIOT
2/2/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3895		Sq. Ft.	Site		0	80.	1.38	9									429,481						429,500	

Total AC/HA: 0.08942 | Total SF/SM: 3895 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 429,481 | Spl Credit | Total: 429,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26046515
Const Adj.:	0.98990101
Adj $ / SQ:	162.206
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399426
Depreciation:	74293
Depreciated Total:	325133

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

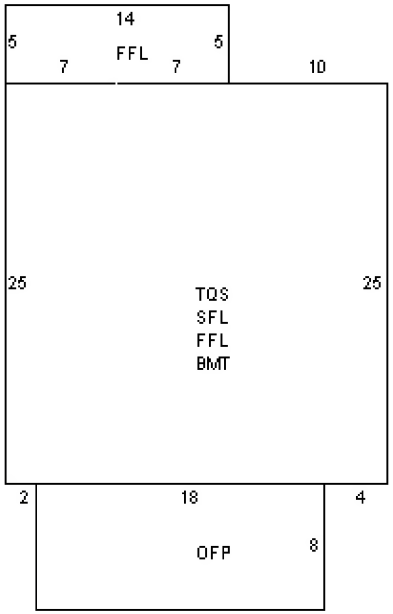
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.21
Special Features:	0	Val/Su Net:	131.94
Final Total:	325100	Val/Su SzAd	189.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	670	162.210	108,678
BMT	Basement	600	48.660	29,197
SFL	Second Floor	600	162.210	97,323
TQS	3/4 Story	450	162.210	72,993
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	2,464			Total:	312,176
Size Ad	1720	Gross Are	2614	FinArea	1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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